

RESOLUTION NO. 2021- 410  
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR  
PARKLAND PRESERVE PHASE 3A-4A.

WHEREAS, NGMB PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Parkland Preserve Phase 3A-4A.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

**Section 1.** The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

**Section 2.** A Required Improvements Bond in the amount of \$647,614.00 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$542,726.00 is required for maintenance.

**Section 4.** The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

**Section 5.** The Clerk is instructed to file and record the consent and joinder(s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall

automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 5 day of October, 2021.

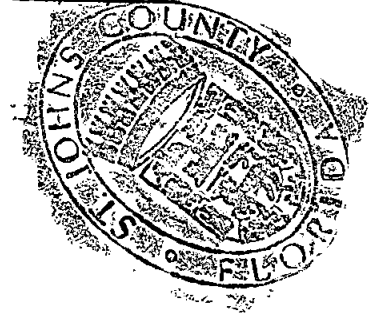
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: Jeremiah R. Blocker  
Jeremiah R. Blocker, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court & Comptroller

Pam Halterman  
Deputy Clerk

RENDITION DATE 10/7/21





# PARKLAND PRESERVE PHASE 3A-4A

A PART OF SECTIONS 2, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 2 OF 10 SHEETS  
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)

## ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT NGMB PROPERTIES, LLC, UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS PARKLAND PRESERVE PHASE 3A-4A, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

TRACT "O" (STORMWATER MANAGEMENT FACILITY), TRACT "P" (COMMON AREAL TRACT "R" (STORMWATER MANAGEMENT FACILITY) AND TRACT "S" (COMMON AREA) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS EXCEPT AS HERINAFTER PROVIDED; NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS OR THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THE PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS AND TRACTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY ROAD, UTILITIES, DRAINAGE FACILITIES, PONDS, DITCHES, OR OTHERWISE, EXCEPT AS HERINAFTER PROVIDED. THE OWNER WILL CONVEY THE ROAD RIGHTS OF WAY SHOWN ON THIS PLAT TO THE PARKLAND PRESERVE COALMINITY DEVELOPMENT DISTRICT (THE "CDD").

UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN FEE SIMPLE TO ST. JOHNS COUNTY, A POLITICAL SUBDIVISION, ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH EASEMENTS FOR MAINTENANCE OF WATER AND SEWER SYSTEMS OVER THE STREETS AND RIGHTS OF WAYS AS SHOWN ON THIS PLAT.

THE "OWNER", ITS SUCCESSORS AND ASSIGNS, HEREBY GRANTS TO THE PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT AND ITS SUCCESSORS AND ASSIGNS, GUESTS, INVITEES, DOMESTIC HELP, DELIVERY, PICK-UP AND FIRE PROTECTION SERVICE PROVIDERS, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES POSTAL CARRIERS, REPRESENTATIVES OF THE UTILITIES AND TELECOMMUNICATION COMPANIES AUTHORIZED BY SAID OWNER IN WRITING TO SERVE THE LAND SHOWN HEREON, HOLDERS OF MORTGAGE LENS ON SUCH LANDS AND SUCH OTHER PERSONS AS MAY BE DESIGNATED, THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS AND MAINTENANCE OVER AND ACROSS PRIVATE ROADWAYS SHOWN ON THIS PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO DENY INGRESS OR ANY PERSON WHO MAY CREATE OR PARTICIPATE IN A DISTURBANCE OR NUISANCE ON ANY PART OF THE LANDS SHOWN HEREON.

THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT AT ANY TIME TO CONVEY TO ANY RESPONSIBLE PROPERTY OWNER ASSOCIATION OR THE CDD ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED AS TRACTS OR EASEMENTS, INCLUDING ALL UNRESTRICTED EASEMENTS FOR DRAINAGE OR UTILITIES. THE UNDERSIGNED OWNER HEREBY RESERVES FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, THE SOLE AND ABSOLUTE RIGHT TO GRANT UTILITY PROVIDERS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE (INCLUDING INGRESS AND EGRESS) OF UTILITY IMPROVEMENTS THAT ARE NECESSARY OR BENEFICIAL TO THE FUTURE OWNER(S) OF THE LAND DESCRIBED HEREON OR THE OWNER(S) OF ADJACENT LANDS.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN HAVING JURISDICTION OVER THE LANDS DESCRIBED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

THOSE EASEMENTS DESIGNATED F.P.L. ARE HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES BY SECTION 177.091 (28), FLORIDA STATUTES.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY THEIR DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

IN WITNESS THEREOF, MOHAMMAD BATANEH OF NGMB PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, ON BEHALF OF THE COMPANY.

## NGMB PROPERTIES, LLC

A FLORIDA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
MOHAMMAD BATANEH - ITS MANAGING MEMBER

WITNESS \_\_\_\_\_  
PRINT NAME

WITNESS \_\_\_\_\_  
PRINT NAME

## NOTARY FOR NGMB PROPERTIES, LLC

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR AN ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY MOHAMMAD BATANEH, MANAGING MEMBER OF NGMB PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

## CERTIFICATE OF APPROVAL - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF ST. JOHNS COUNTY ATTORNEY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
OFFICE OF COUNTY ATTORNEY

## CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

\_\_\_\_\_  
CHAIR, BOARD OF COUNTY COMMISSIONERS

## DEDICATION FOR MORTGAGEE - D.R. HORTON, INC. - JACKSONVILLE

A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT PURSUANT TO THAT MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 452, PAGE 999, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THAT D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY FOR THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

BY: \_\_\_\_\_  
AUTHORIZED SIGNATURE  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR AN ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ OF D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION, ON BEHALF OF THIS CORPORATION WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
BRANDON J. PATTY  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

## CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES, CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
GAIL OLIVER, P.S.M., COUNTY SURVEYOR  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
LICENSE NUMBER 4554

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION. THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING. THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
NATHAN P. PERRET, P.S.L.  
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 6900  
PERRET AND ASSOCIATES, INC.

## DEDICATION FOR MORTGAGEE - OAKNORTH US, INC. A DELAWARE CORPORATION

THIS IS TO CERTIFY THAT PURSUANT TO THAT MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 479, PAGE 35, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THAT OAKNORTH US, INC. BEING THE MORTGAGEE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION OF THIS PLAT, DOES HEREBY JOIN IN AND MAKE ITSELF A PARTY FOR THE DEDICATION OF SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

BY: \_\_\_\_\_  
AUTHORIZED SIGNATURE  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR AN ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ OF OAKNORTH US, INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: \_\_\_\_\_

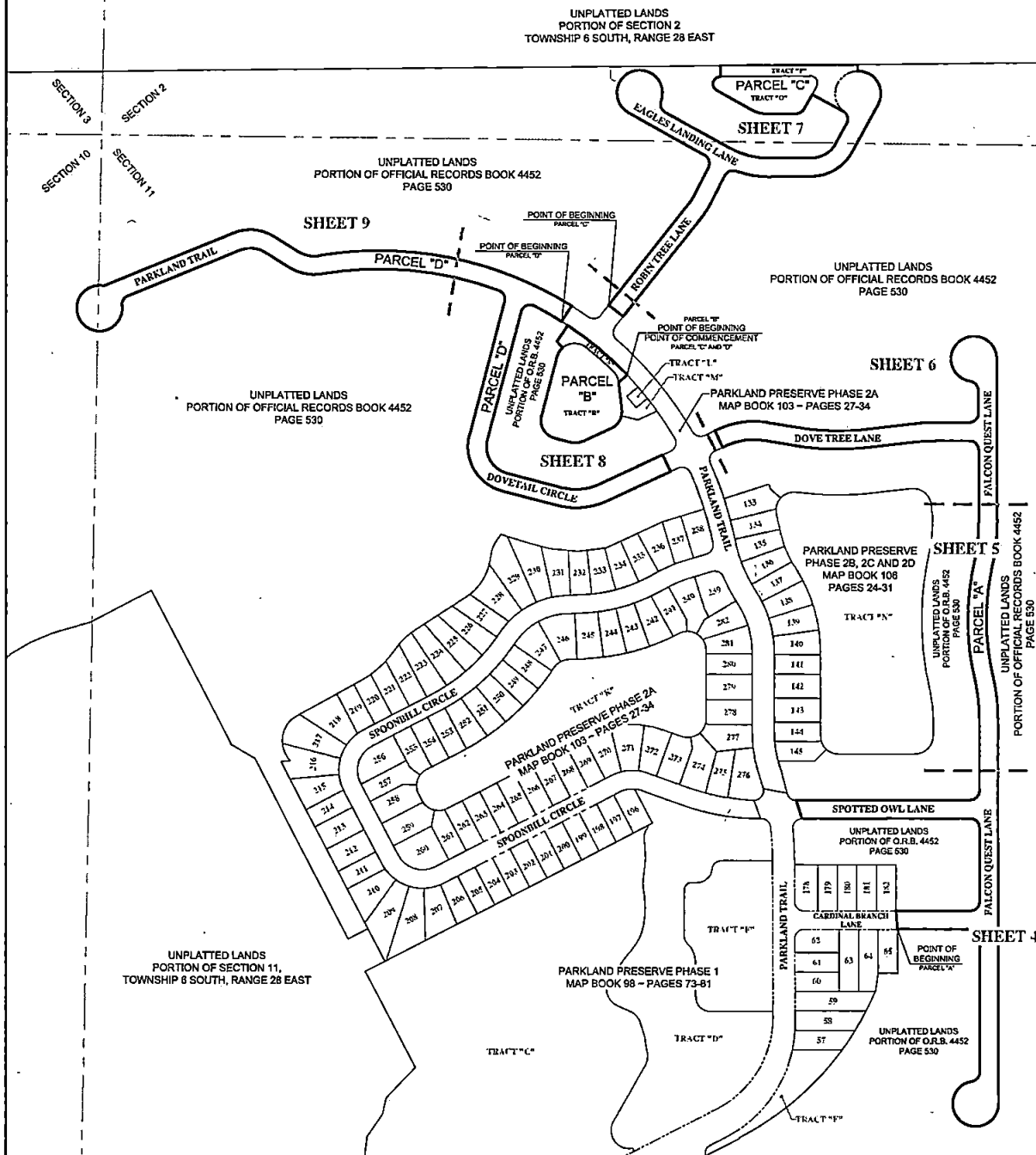
COMMISSION NO.: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 ~ L.B. NO. 6715

# PARKLAND PRESERVE PHASE 3A-4A

A PART OF SECTIONS 2, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



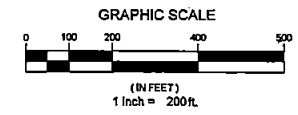
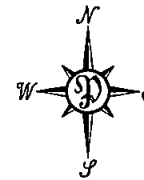
**NOTES:**

- 1) ALL BEARINGS SHOWN HERE ON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF CARDINAL BRANCH LANE AS N89°47'20"E.
- 2) THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 1991.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 4) CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 5) THE LANDS SHOWN HEREON BENEFIT FROM AN EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 1350, PAGE 119 AND OFFICIAL RECORDS BOOK 4452, PAGE 501, BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (SEE SHEET 8)
- 6) THE LANDS SHOWN HEREON ARE SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 4733, PAGE 75 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (BLANKET IN NATURE)
- 7) THE LANDS SHOWN HEREON ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2428, PAGE 1066 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (BLANKET IN NATURE)

**LEGEND**

- DENOTES SET 3/4" REBAR STAMPED PRIM L.B. 6715
- DENOTES FOUND 3/4" REBAR STAMPED PRIM L.B. 6715
- ⊗ DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- ⊙ DENOTES FOUND PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- DENOTES FOUND PERMANENT CONTROL POINT STAMPED L.B. 6715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- Δ DELTA
- R.P. RADIUS POINT
- (100:1) DENOTES DISTANCE TO EASEMENT
- FPL-E FLORIDA POWER AND LIGHT EASEMENT
- O.R.B. OFFICIAL RECORDS BOOK
- UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT

POINT	NORTHING	EASTING	DESCRIPTION
1	2058845.8577	511564.3154	POINT OF BEGINNING FOR PARCEL A
2	2060584.3277	510760.7206	POINT OF BEGINNING FOR PARCEL C



PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
 1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
 PHONE (904) 805-0030 - L.B. NO. 6715

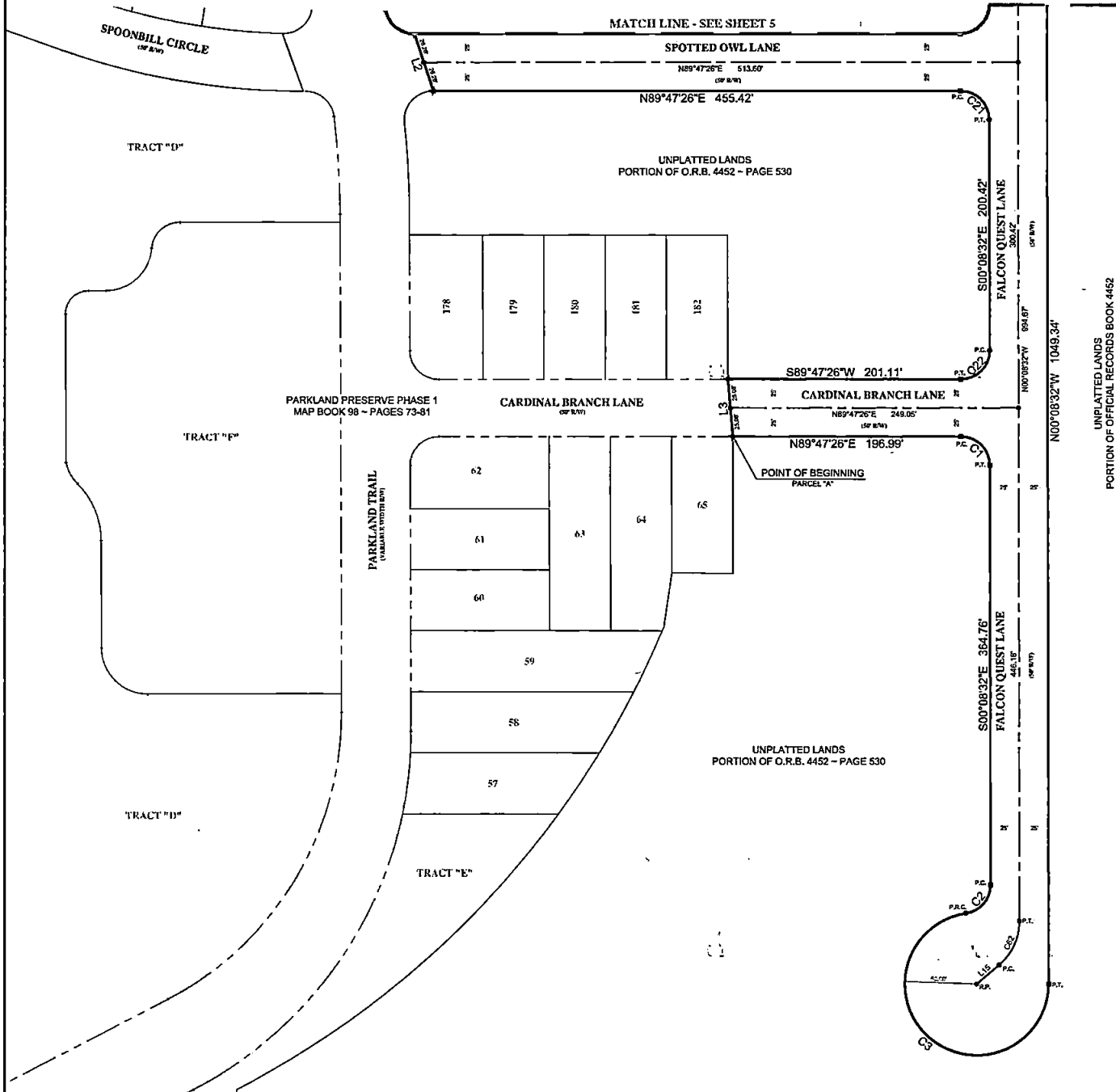
# PARKLAND PRESERVE PHASE 3A-4A

A PART OF SECTIONS 2, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

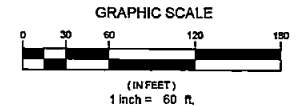
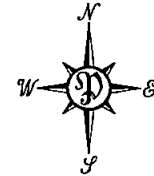
PAGE

SHEET 4 OF 10 SHEETS  
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)



LINE #	LENGTH	DIRECTION
L2	52.57'	S18°11'35"E
L3	50.16'	S04°47'00"E
L15	25.64'	N48°10'31"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	33.30'	25.00'	90°04'02"	S45°10'33"E	35.38'
C2	35.52'	25.00'	81°24'23"	S49°32'40"W	32.51'
C3	282.87'	82.00'	261°24'23"	S49°26'27"E	94.07'
C21	33.30'	25.00'	90°04'02"	S45°10'33"E	35.38'
C22	33.24'	25.00'	89°55'58"	S44°49'27"W	35.33'
C23	43.17'	50.00'	49°28'23"	N24°35'40"E	41.84'



UNPLATTED LANDS  
PORTION OF OFFICIAL RECORDS BOOK 4452  
PAGE 530

PREPARED BY:  
**PERRET AND ASSOCIATES, INC.**  
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207  
PHONE (904) 805-0030 - L.B. NO. 6715

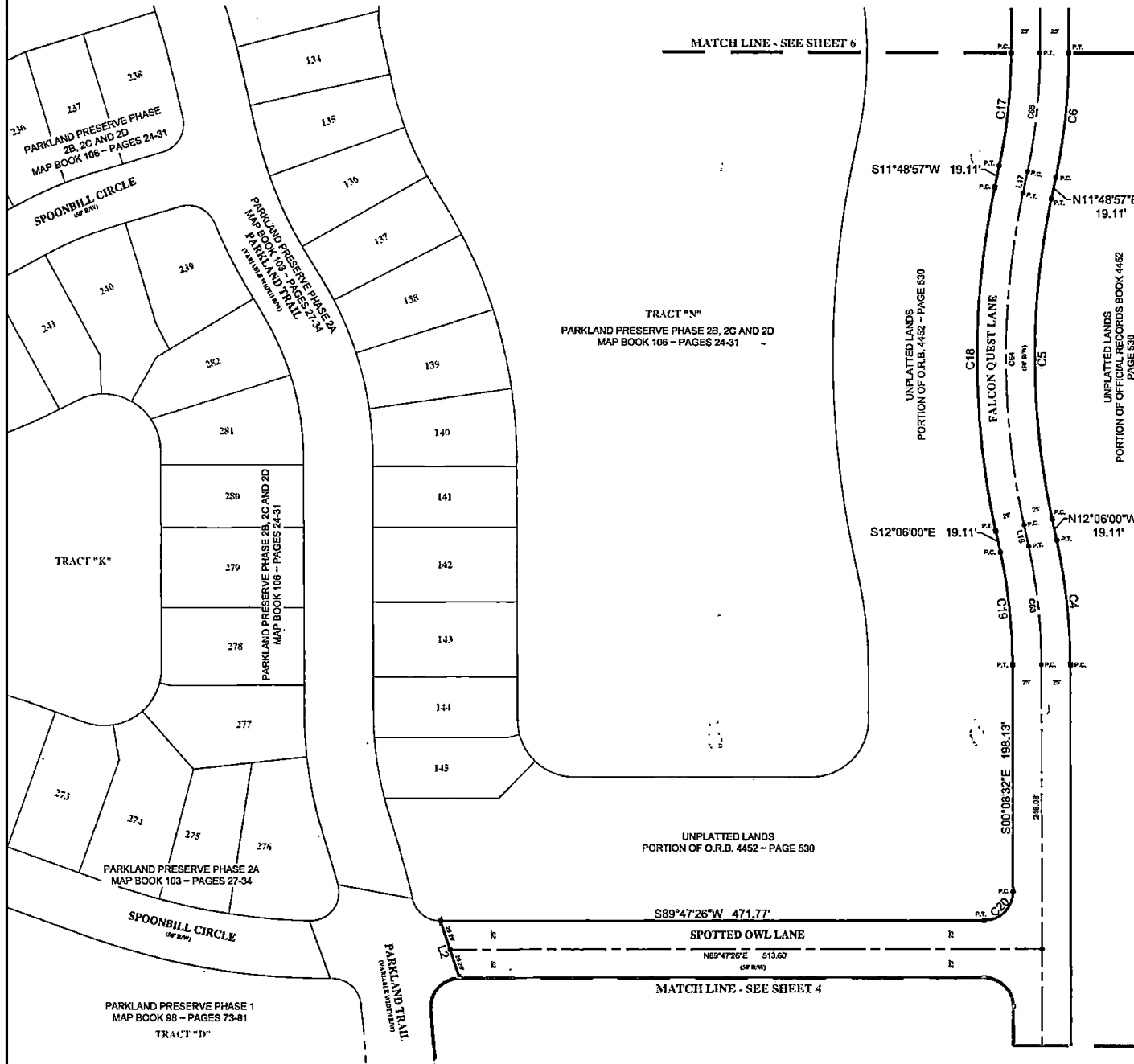
# PARKLAND PRESERVE PHASE 3A-4A

A PART OF SECTIONS 2, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

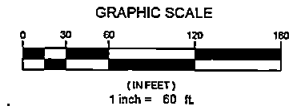
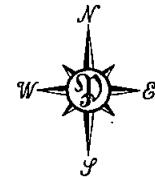
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SHEET 5 OF 10 SHEETS  
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	52.57'	S18°11'35"E
L16	18.41'	N12°06'00"W
L17	19.11'	N11°48'57"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	109.57'	525.00'	11°57'29"	N08°07'19"W	109.37'
C5	281.75'	875.00'	23°54'57"	N02°08'32"W	278.71'
C6	179.57'	825.00'	11°57'29"	N05°50'13"E	169.37'
C17	66.14'	475.00'	11°57'29"	S02°50'13"W	66.06'
C18	302.62'	725.00'	23°54'57"	S00°08'32"E	300.47'
C19	66.14'	475.00'	11°57'29"	S08°07'19"E	66.06'
C20	39.24'	25.00'	89°56'56"	S44°48'27"W	35.37'
C83	104.35'	500.00'	11°57'29"	N08°07'19"W	104.16'
C84	292.19'	700.00'	23°54'57"	N02°08'32"W	290.07'
C85	104.35'	500.00'	11°57'29"	N05°50'13"E	104.16'



PREPARED BY:  
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PHONE (904) 805-0030 - L.B. NO. 6715

# PARKLAND PRESERVE PHASE 3A-4A

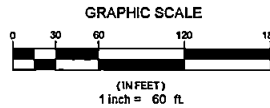
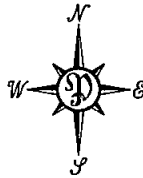
A PART OF SECTIONS 2, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 6 OF 10 SHEETS  
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)

UNPLATTED LANDS  
PORTION OF OFFICIAL RECORDS BOOK 4452  
PAGE 530



UNPLATTED LANDS  
PORTION OF OFFICIAL RECORDS BOOK 4452  
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S00°08'32"E 62.18'

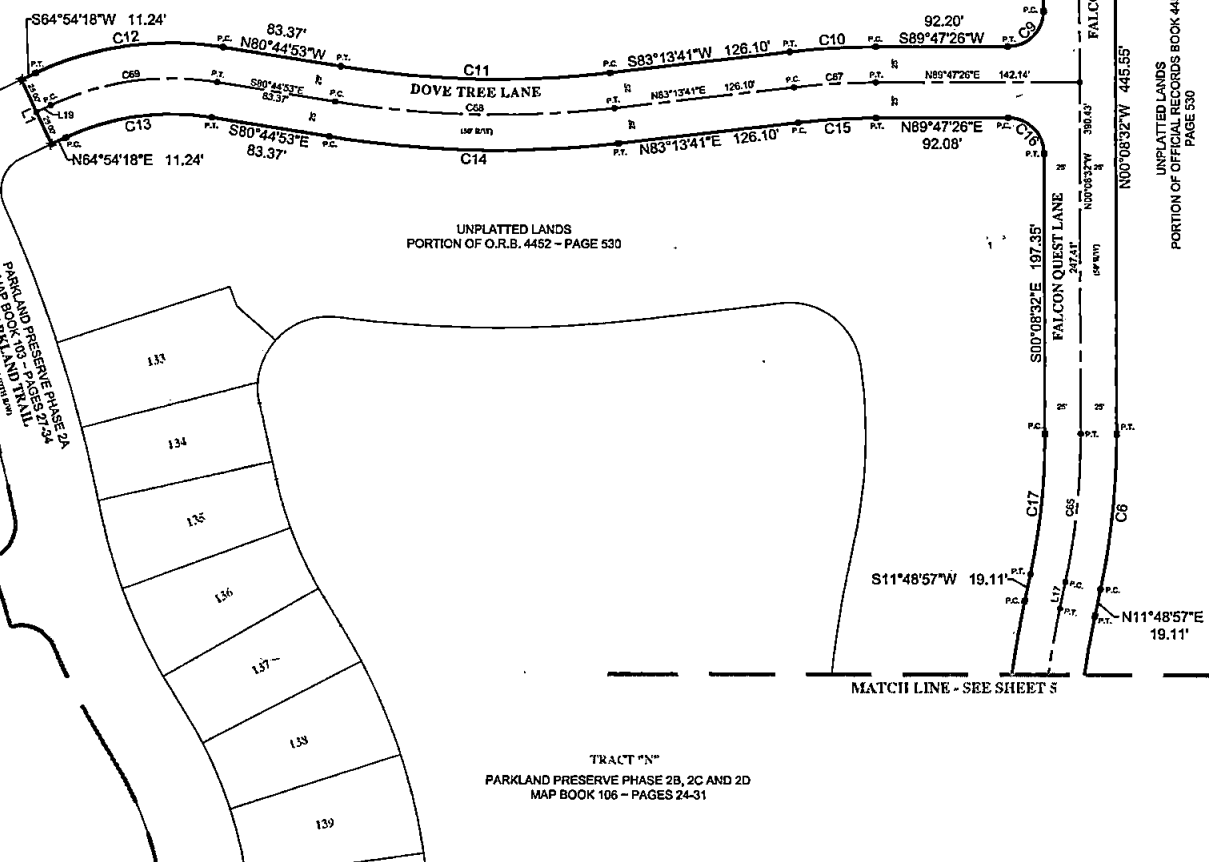
UNPLATTED LANDS  
PORTION OF O.R.B. 4452 - PAGE 530

UNPLATTED LANDS  
PORTION OF OFFICIAL RECORDS BOOK 4452  
PAGE 530

LINE TABLE		
LINE#	LENGTH	DIRECTION
L1	50.07	S25°05'42"E
L17	18.11	N11°48'57"E
L18	28.58	N48°52'37"W
L19	11.24	N64°54'18"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C6	109.57	525.00	11°57'29"	N05°52'13"E	109.37
C7	252.87	63.00	28°12'42"	S40°09'17"W	94.00
C8	55.52	25.00	81°24'23"	S40°02'43"E	32.61
C9	59.24	25.00	67°55'58"	S44°49'27"W	35.33
C10	60.13	525.00	6°33'45"	S88°30'34"W	60.10
C11	188.78	675.00	16°01'28"	N89°43'36"W	168.18
C12	134.88	225.00	34°20'50"	S82°04'43"W	132.87
C13	104.91	175.00	34°20'50"	N82°04'43"E	103.34
C14	202.76	725.00	18°01'28"	S88°45'36"E	202.10
C15	54.41	475.00	6°33'45"	N88°20'34"E	54.38
C16	59.30	25.00	90°04'02"	S45°10'33"E	55.39
C17	99.14	475.00	11°57'29"	S08°50'13"W	98.96
C85	104.35	500.00	11°57'29"	N05°50'13"E	104.19
C86	42.53	50.00	48°44'02"	N24°30'32"W	41.28
C87	57.27	500.00	6°33'45"	N86°30'34"E	57.24
C88	154.77	700.00	18°01'28"	S88°45'36"E	155.13
C89	119.89	200.00	34°20'50"	N82°04'43"E	118.11

MATCHLINE - SEE SHEET 5  
PARKLAND PRESERVE PHASE 2A  
AND PHASE 3A  
PARK AND TRAIL  
MAP BOOK 106 - PAGES 24-31



MATCH LINE - SEE SHEET 6

TRACT "N"  
PARKLAND PRESERVE PHASE 2B, 2C AND 2D  
MAP BOOK 106 - PAGES 24-31

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# PARKLAND PRESERVE PHASE 3A-4A

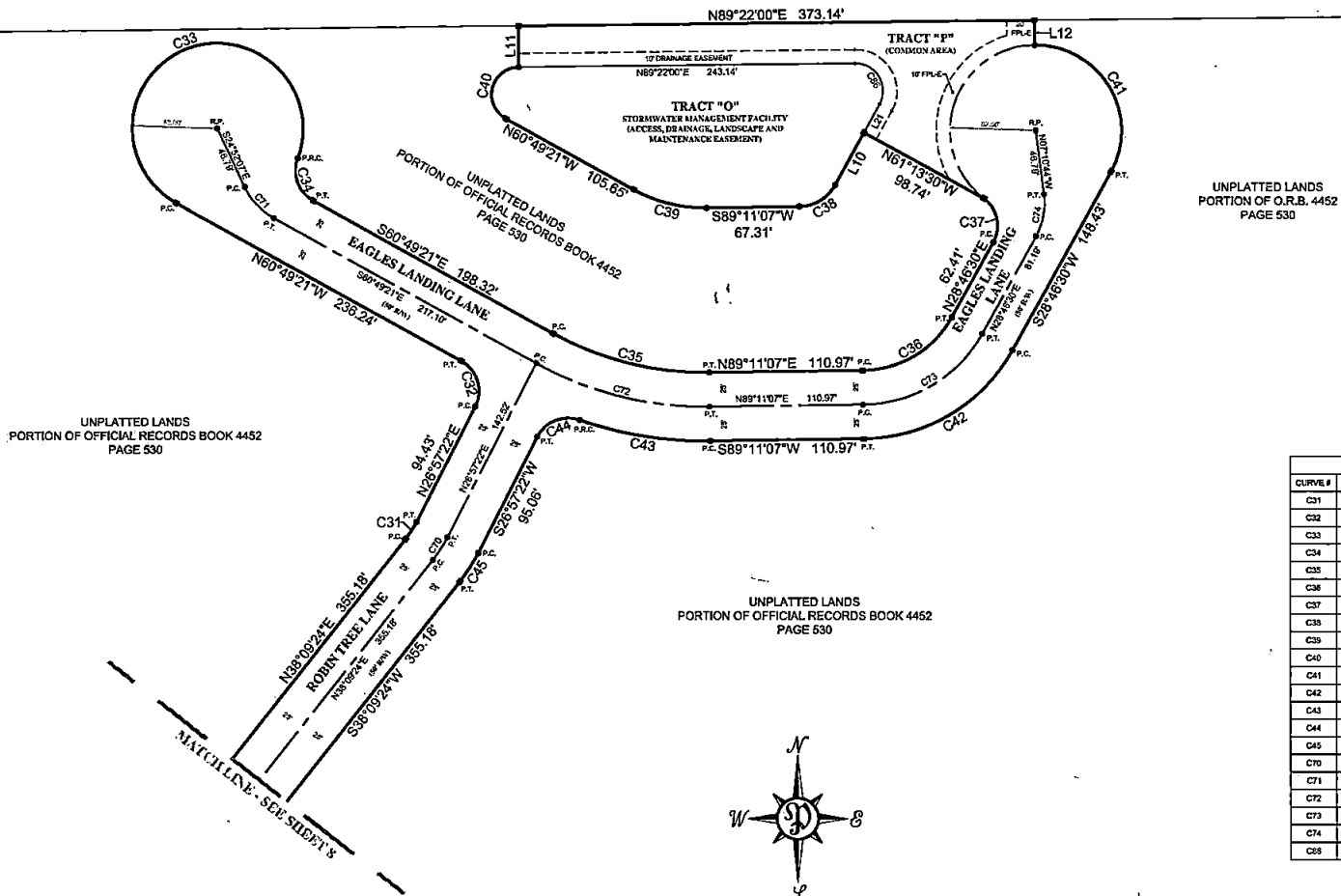
A PART OF SECTIONS 2, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

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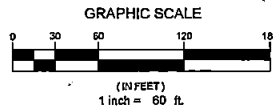
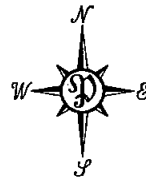
SHEET 7 OF 10 SHEETS  
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)

UNPLATTED LANDS  
PORTION OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 28 EAST



LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	43.48	S28°48'30"W
L11	30.00	N00°38'00"W
L12	18.00	S00°38'00"E
L21	23.65	S28°46'30"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C31	14.89	75.00	11°12'00"	N22°32'23"E	14.64
C32	38.39	25.00	87°46'43"	N16°58'00"W	34.66
C33	282.87	62.00	261°24'23"	N69°52'50"E	94.00
C34	35.52	25.00	81°24'23"	S20°07'10"E	32.61
C35	117.78	225.00	29°59'32"	S75°49'00"E	116.44
C36	79.00	75.00	60°24'37"	N58°58'48"E	75.48
C37	35.52	25.00	81°24'23"	N11°55'41"W	32.61
C38	31.63	30.00	60°24'37"	S58°58'49"W	33.19
C39	54.96	105.00	29°59'32"	N75°49'07"W	54.34
C40	52.43	20.00	150°11'21"	N14°46'20"E	38.65
C41	129.21	62.00	119°24'30"	S30°55'45"E	107.07
C42	131.78	125.00	60°24'37"	S68°58'49"W	125.77
C43	98.23	275.00	20°02'56"	N80°47'25"W	65.74
C44	35.90	25.00	82°18'41"	S68°05'42"W	32.89
C45	24.44	125.00	11°12'00"	S32°33'23"W	24.40
C70	19.55	100.00	11°12'00"	N22°32'23"E	19.52
C71	31.39	50.00	35°57'14"	S42°52'44"E	30.89
C72	130.87	250.00	28°55'32"	S75°49'07"E	129.38
C73	105.44	100.00	60°24'37"	N58°58'49"E	100.62
C74	31.39	50.00	35°57'14"	N10°47'53"E	30.89
C88	41.89	20.00	119°24'30"	N30°55'45"W	34.54



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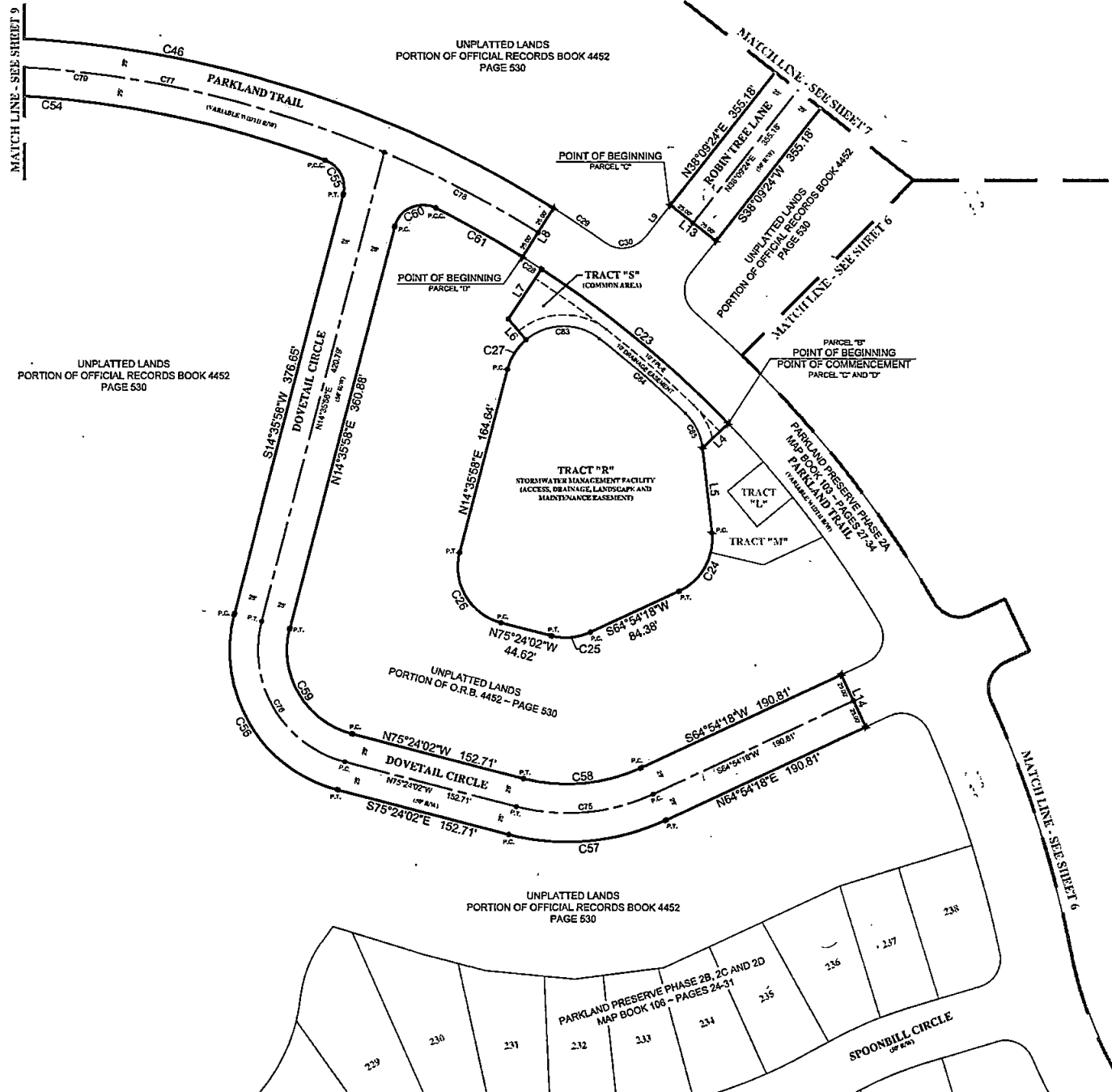
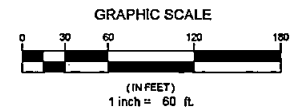
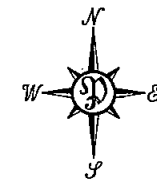
# PARKLAND PRESERVE PHASE 3A-4A

A PART OF SECTIONS 2, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

SHEET 8 OF 10 SHEETS  
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	30.82	S48°18'43"W
L5	74.00	S09°17'31"E
L6	23.67	N40°16'30"W
L7	52.12	N33°18'32"E
L8	50.07	N32°08'37"E
L9	35.37	N38°02'24"E
L10	50.07	N51°50'38"W
L14	50.07	N35°05'42"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C23	209.02'	925.00'	13°00'00"	N50°11'21"W	209.47'
C24	82.13'	50.07'	71°11'14"	S29°18'23"W	58.21'
C25	34.54'	50.07'	32°41'41"	S84°45'08"W	33.82'
C26	78.54'	50.07'	80°20'00"	N30°24'02"W	70.71'
C27	30.65'	50.07'	35°07'31"	N32°09'44"E	30.17'
C28	19.36'	925.00'	1°11'57"	N57°17'24"W	19.36'
C29	54.12'	975.00'	3°17'49"	S56°17'58"E	54.11'
C30	38.02'	25.00'	67°08'02"	N81°43'29"E	34.45'
C46	713.49'	975.00'	41°55'33"	N78°51'00"W	697.64'
C54	426.82'	925.00'	32°09'15"	S84°44'18"E	481.22'
C55	36.77'	25.00'	64°15'30"	S27°31'51"E	32.54'
C56	186.35'	125.00'	90°00'00"	S30°24'02"E	178.79'
C57	138.56'	200.00'	39°41'41"	N84°45'08"E	133.81'
C58	103.02'	150.00'	39°41'41"	S84°45'08"W	101.85'
C59	117.81'	75.00'	90°00'00"	N30°24'02"W	108.07'
C60	44.59'	25.00'	102°11'15"	N55°41'38"E	38.91'
C61	85.94'	925.00'	5°19'24"	S66°33'05"E	85.91'
C75	121.24'	115.00'	39°41'41"	S84°45'08"W	118.89'
C76	157.88'	100.00'	90°00'00"	N30°24'02"W	141.42'
C77	695.16'	950.00'	41°55'33"	N78°51'00"W	678.75'
C78	149.83'	950.00'	9°02'11"	N88°24'28"W	149.87'
C79	645.33'	950.00'	32°53'22"	N83°22'15"W	537.87'
C83	68.35'	50.07'	78°18'14"	S88°53'07"W	63.15'
C84	88.42'	905.00'	6°17'53"	N48°52'00"W	88.38'
C85	34.41'	50.07'	39°25'32"	N20°02'27"W	32.74'



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# PARKLAND PRESERVE PHASE 3A-4A

A PART OF SECTIONS 2, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

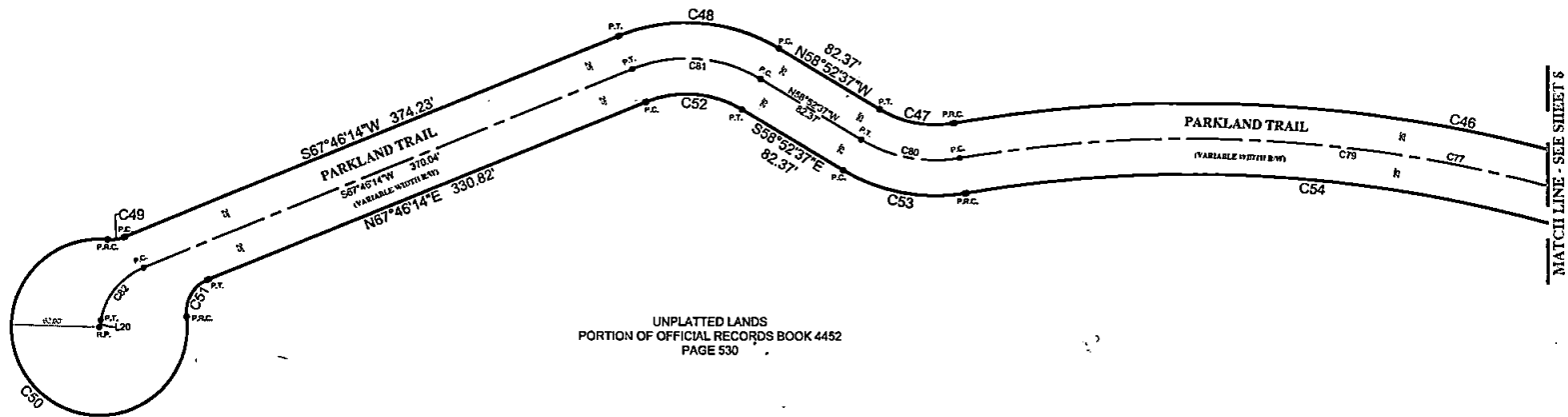
MAP BOOK

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SHEET 9 OF 10 SHEETS  
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)

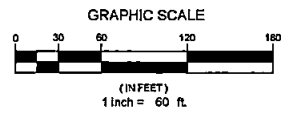
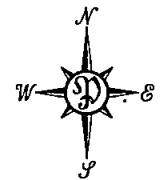
UNPLATTED LANDS  
PORTION OF OFFICIAL RECORDS BOOK 4452  
PAGE 530

UNPLATTED LANDS  
PORTION OF OFFICIAL RECORDS BOOK 4452  
PAGE 530



MATCH LINE - SEE SHEET 8

LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	5.07	S10°48'05\"/>



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C46	713.45	975.00	41°55'33"	N78°51'09\"/>	
C47	53.59	75.00	40°55'19"	N79°20'46\"/>	
C48	118.40	125.00	53°21'09"	N85°3'12\"/>	
C49	12.19	25.00	27°44'29"	S81°38'38\"/>	
C50	365.69	62.00	282°24'43"	S45°41'39\"/>	
C51	32.58	25.00	74°40'14"	N30°28'07\"/>	
C52	69.94	75.00	53°21'09"	S85°33'13\"/>	
C53	89.31	125.00	40°55'19"	S79°20'48\"/>	
C54	488.82	825.00	30°09'15"	S84°44'18\"/>	
C77	695.16	950.00	41°59'33"	N78°51'09\"/>	
C78	545.33	950.00	32°53'22"	N89°22'15\"/>	
C80	71.43	100.00	40°56'19"	N79°20'46\"/>	
C81	93.12	100.00	53°21'09"	N85°3'12\"/>	
C82	48.71	50.00	58°58'09"	S59°17'09\"/>	

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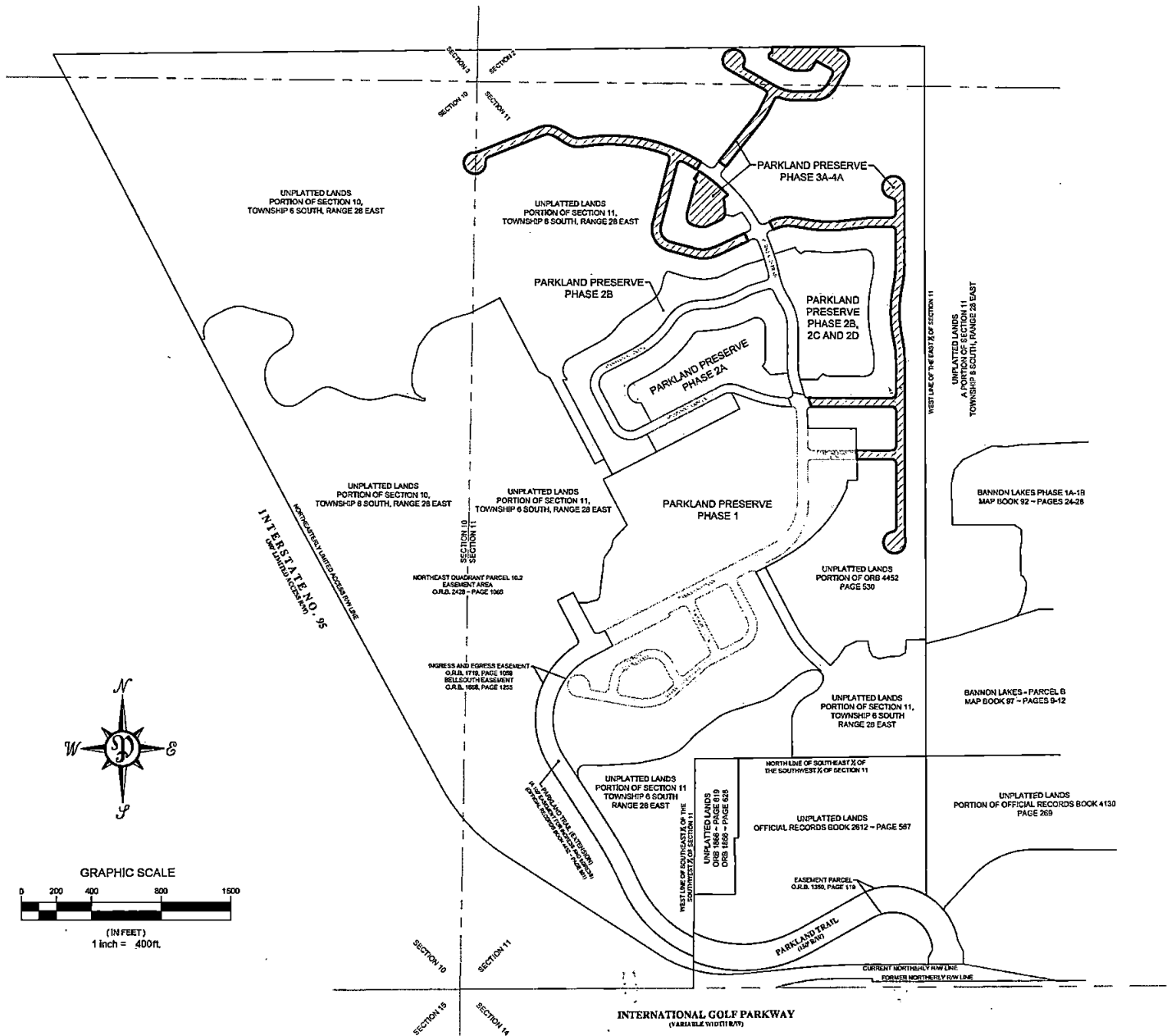
# PARKLAND PRESERVE PHASE 3A-4A

A PART OF SECTIONS 2, 10 AND 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 10 OF 10 SHEETS  
(SEE SHEET 3 FOR GENERAL NOTES AND LEGEND)



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